

## Bidwells – Q & A from PC meeting 1.3.17

See below for a summary of questions asked to the representative from Bidwells, some were answered in full, some were unable to be answered and some didn't require an answer as they were statements.

Q - Issue of scale, having looked at HDC structural plan the DC intends to build houses in market towns and service centres and have a scale of development size. The biggest development from HDC is 60+ units. You are looking at putting the biggest development in a location that hasn't been identified as a suitable site.

A - It comes down to who is prepared to develop their land. HDC are unable to demonstrate a 5 year housing land supply for their district. We don't deny this is a large site. HDC plan does say that no large scale developments in small villages.

Q - opportunistic - to make money. HDC have advised they can meet their build supply. Begs the question as to why you are pursuing this further. I object and some are very personal and others are very logical. People in the room will fight this as much as they can. 5 year land supply, roads, school, character.

A – The 5 year land supply calculations are very technical. Their current 5 year land supply was put to an inspector just after Christmas and the inspector found they were not able to meet their requirement.

Q - Field holds the parish boundary between Colne and Bluntisham when I bought my house in 1978 they advised that they would never build on land which holds the parish boundary?

A - I can't speak for your surveyor, we follow plans. Unfortunately in a lot of parishes this doesn't happen. As reiterated by the White Paper, we are not building enough housing.

Q - Strategy at HDC 5 year land supply inaccurate. 135 houses in a village settlement will increase the population by 16%

A - I can't comment.

Q - Like to ask about 106 agreement. 54 houses going for social housing and monetary interest going for schools. What are the rules around S106

A - Payment CIL would cover medical, school, infrastructure, etc. This is per household and is paid to HDC but an element will be earmarked for each service. A CIL payment is non negotiable. A S106 is an agreed amount.

Q- Can you define affordable housing?

A – Affordable housing is hard to define, but Affordable rent is 80% of market value.

Q - Aware that none of us know what you are talking about. Regarding houses and mix. Traffic info obtained by a national database. We were told that Bidwells did a side of the road survey.

A - Nationally used database. Yes a survey was done counting speed and number of cars. Database works out the number of cars leaving the development at the times based on properties.

Q - Access road next to my house. As cars exit the site at night with lights on. Is this acceptable?

A - This isn't a question I can answer.

Q - Boundary between Bluntisham and Colne. Colne PC have had no notification. Traffic - took part in a road watch survey on Monday between 3-4pm. Traffic from Colne to Bluntisham 112 one direction and 70+ in the other direction.

A – The 74 movements are the numbers of vehicles leaving the site, rather than the numbers of vehicles using Colne Road.

Q - 74 movements leaving 135 houses

A - Based on times 8-9am

Q - Own field next to site sporting rights on the land, worried about number of houses in Bluntisham not need this development.

Q - We will have a closed facebook page to discuss this.

Q - Are you taking into account the development in Northstow? Getting into Cambridge is very busy.

A - Any development which has been approved is also taking in to consideration.

Q - Can new developments be adopted by parish? If it is un-adopted do people have to pay extra? If the village has to adopt it then the council tax will increase.

A - It is a consideration but the development hasn't progressed far enough to answer this. It tends to be offered to the parish/district to maintain before it goes into a private management company to maintain.

Q - As you can see there is a theme that this isn't wanted? From a Bidwells perspective what is the benefit to the village?

A - Affordable housing, open space, accessible, financial contribution towards the village.

Q - I am only 18 so my comments may not be taken into consideration. I don't know much about economics - liability to local businesses who run their business from home. Property value decreased, what compensation will be awarded?

A - Never had that happen in my career before, never seen an application taken to court before. The planning application would take concerns into consideration during the application process. No financial compensation awarded.

**Bidwells confirmed that an application hasn't been submitted as yet. This will be submitted to HDC for an opportunity to formally comment. Period of 21 days for everyone to comment on.**

The Chairman advised that this isn't a public consultation. If anything changes then a further consultation will take place. The Parish Council will respect the wish which comes from the majority within the village. Thanks to Bidwells for attending the meeting.